

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of October 23, 1997

Members Present: Rich Furlong, Ralph Wiltshire, Tom Bjerke, and Paul Trudell.

Members Absent: Gary Nolan, Jean Wickart, and David Silverman.

Guest: Elizabeth Bushueff, Bodo Liewehr, Richard Sylvester, Gerald Sylvester, Barbara Tallman, April Cochran, Robert Sylvester, James Palmer, Ernie Ruskey, and Jan Stangel.

The meeting was called to order at 7:30 PM. by Ralph Wiltshire, Vice-Chairman.

Tom made a motion to approve the minutes of October 9, 1997, as written.
Rich seconded the motion and it passed unanimously.

**WARNED HEARING, GREAT BIG GRAPHICS, 5,000 SQUARE FOOT BUILDING,
INDUSTRIAL PARK DRIVE, CONDITIONAL USE AND SITE PLAN APPROVAL**

Ralph opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230-233.a, 450-453, 500-503.4, and 630-637 of the Morristown Zoning Bylaws.

Tom administered the sworn oath to Dennis Clancy

Mr. Clancy gave an overview of the proposed project. They wish to construct a 5,000 square foot building in the industrial park for their sign business. They will have four employees to start with, and maybe more in the future. The building is design so that another 5,000 square foot can be added on if the business continues to grow. The hours of operation are Monday Through Friday 8:00 AM to 4:30 PM. The building will be stick built with a membrane roof. The building from the eaves to the ground is 12' at the lowest point and 23'6" at the highest point. The planned exterior lighting is two down shaded wall packs at the main entrance. The septic area is in the rear in a clearing taking up a 10' X 27' area. They have started to clear the site and it will be cleared about 30' around the building. They are saving some of the better trees for landscaping, no other landscaping is planned. They will have parking for 15 vehicles. Most of their customers drop vehicles or come in for a sign design and then pick them up when they are finished.

Tom, made an motion to approve the application with our standard condition and that four sets of the site plans be file containing all of the requirements of section 500.

Paul seconded the motion and it passed unanimously.

WARNED HEARING, RICHARD AND MURIEL SYLVESTER, RANDOLPH ROAD, WAIVER REQUEST.

Ralph opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 240, 242.d, and 244.1b of the Morrisville Zoning Bylaws. Ralph noted that a site walk was conducted prior to tonight's meeting.

Tom administered the sworn oath to Richard Sylvester.

Mr. Sylvester gave an overview of the proposed project. He wishes to construct and 10' X 12' shed on his property in side the fenced in area. The shed will meet the front and side setbacks, but not the rear setback. The furthest that he can get is ten feet from the rear setback due to the size of the lot and existing structures, and the setback requirement is 35' in his district.

Tom made a motion to grant a 25' waiver on the rear setback.

Rich seconded the motion and it passed unanimously.

WARNED HEARING, NATHAN AND AVRIL COCHRAN, MAPLE AND EAST OLIVE STREETS, WAIVER/VARIANCE REQUEST.

Ralph opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 250, 254.1b/ 253.f, 450-454, 500-503.4, 630-637 and 650-657 of the Morrisville Zoning Bylaws.

Tom administered the sworn oath to Avril Cochran, Elizabeth Bushueff, and Bodo Liewehr.

Ms. Cochran gave an overview of her request. She currently is permit for two apartments and a mother-in-law apartment. Her brother, his wife, their children, and one disabled lady lives main building. In the adjoining building lives a lady and her children. Her parents live in the mother-in-law apartment upstairs in the main building. She wishes to have the mother-in-law apartment turned into a permanent apartment so that they could rent it if her parents move out since they no longer have the group home and it is such a big house. They have six parking spaces.

Tom asked if their parcel is .25 acre parcel as the minimum lot size is 6,000 square feet per dwelling unit or 3,750 per unit if rented only to people over age 55.

Ms. Cochran stated that thier lot is a .25 acre parcel

Ms. Bushueff asked how many bedrooms and who lived in each unit.

Ms. Cochran said that there is a total of eight bedrooms, two in the mother-in-law

apartment, three in the main house and three in the adjoining unit, and she listed who lived in each unit.

Tom made a motion to recess the hearing to a deliberative session to follow the conclusion of tonight's hearings.

JAMES PALMER, LOT LINE CHANGE, WILKINS STREET.

Ralph opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 250 of the Morrisville Zoning Bylaws.

Tom administered the sworn oath to James Palmer.

Mr. Palmer explained that he now has title to his mother's property since her passing. She owned an odd shaped lot that went behind his family's lots. They now wish to make the three lots strait back except the western most lot that will have a portion that go behind VAG's property. The lots will be conforming and the structures will meet the dimensional requirements of the district which they do not do currently.

Rich made a motion to grant the lot line change with the following condition that Mr. Palmer brings in a mylar with the required fee for the Board to sign off on within 90 days.

Other Business:

Robert Sylvester: Mobile home without a permit.

Tom administered the sworn oath to Gerald Sylvester and reminded Robert Sylvester and Barbara Tallman that they are under oath.

Mr. Gerald Sylvester request the board that he be able to leave his mobile home on his uncle's (Robert Sylvester) property until June 1, 1998. This is due to his ill health and the difficulties in move a mobile home in the winter. No one will be living in the mobile home, but they would like to be able to go in and box up some of his personal items from the mobile home.

Tom made and motion to allow the mobile home to stay on the property until June 1, 1998, provided it is not lived in.

Rich seconded the motion and it was approved unanimously.

North Country Animal League: Ernie Rusky and Jan Stangel meet informally with the board to discuss the possibility of moving to a 10 acre parcel between the Farm Motor Resort and the Vartain Clinic. They wish to acquire the property this year if the DRB approves their application. They are trying to address the concerns that the DRB may have before the application is submitted. The reason that they did not go with the Shonio property is the price of developed property verses vacant land. It easier to do a capital drive when you have the land and propose to build a building, than when you are in debt, trying to raise the capital to pay the morgage. If

they purchase the land and then build, the building will be designed to address concerns and it will design the to what they need without spending money renovating some other building to meet their needs.

The Boards concerns are noise and how it is controlled with a golf corse one side a clinic, a horse stable on the other side and residential dwellings across the road. Several ideas for noise were discussed and the DRB is willing to look at this site if their concerns can be addressed.

Rich made a motion to go into deliberative session at 9:25 PM on the Nathan and Avril Cochran application

Paul seconded the motion and it passed unanimously.

Paul made a motion to come out of deliberative session at 9:40 PM.

Ralph seconded the motion and it was passed unanimously.

The Board denied the Cochran request to the lack of lot size.

Paul made a motion to adjourn at 9:45 PM.

Rich seconded the motion and it passed unanimously

Respectfully submitted,

Kenneth J. Sweetser, Scribe.